

MINUTES OF THE  
EAST COVENTRY TOWNSHIP PLANNING COMMISSION  
MEETING HELD ON JANUARY 18, 2006  
(Approved February 15, 2006)

The Planning Commission held their monthly meeting on Wednesday, January 18, 2006. Present for the meeting were Harold Kulp, Roy Kolb, Kathryn Alexis, Walter Woessner, and Lance Parson. Also, present was Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

**CITIZENS COMMENTS**

**1. MINUTES**

Mr. Woessner moved to approve the December 21, 2005 monthly meeting minutes as amended. Mr. Kolb seconded the motion. The motion carried unanimously. Amendment being under subheading, Minutes, provide the complete sentence to be amended.

**2. IVYWOOD ESTATES**

No one was present from T. H. Properties. No discussion was held regarding Ivywood Estates.

**3. MAACK RESIDENTIAL, LP**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. and legal counsel for Gambone Development Group, and Michael Gambone of Gambone Development Group were present.

It was determined a waiver from Section 303.3.A(11) of the Subdivision and Land Development Ordinance is not necessary.

Mr. Woessner moved to recommend a waiver from Section 304.3.G of the Subdivision and Land Development Ordinance to allow the required schematic layout to not be included in the preliminary or final plan contingent that the requirements of 304.3.G be satisfied as part of the Wineberry Estates application. Mr. Parson seconded the motion. The motion carried unanimously.

It was determined a waiver from Section 303.3.A(13) of the Subdivision and Land Development Ordinance is not necessary.

Mr. Woessner moved to recommend waiver from Section 426.3 of the Subdivision and Land Development Ordinance to allow recreation and open space areas to not be provided for this application contingent that suitable recreation and/or open space areas be provided, or fees-in-lieu thereof, as part of the Wineberry Estates application. Mrs. Alexis seconded the motion. The motion carried unanimously.

It was determined a waiver from Section 303.3.B of the Subdivision and Land Development Ordinance is not necessary.

Mr. Woessner moved to recommend a waiver from Section 306 of the Subdivision and Land Development Ordinance to allow the various types of accompanying data described therein to not be included with the preliminary or final plan for this application contingent that the requirements of Section 306 of the Subdivision and Land Development Ordinance be satisfied as part of the Wineberry Estates application. Mr. Parson seconded the motion. The motion carried unanimously.

It was determined a waiver from Section 406.1 of the Subdivision and Land Development Ordinance is not necessary.

Mr. Woessner moved to recommend a waiver from Section 406.7 of the Subdivision and Land Development Ordinance to allow the cartway and shoulder along the Maack Road subdivision frontage to not be improved as part of this application contingent that the requirements of Section 406.7 of the Subdivision and Land Development Ordinance be satisfied as part of the Wineberry Estates application. Mr. Kolb seconded the motion. The motion carried unanimously.

It was determined a waiver from Section 416.1 of the Subdivision and Land Development Ordinance is not necessary.

Mr. Woessner moved to recommend a waiver from Section 418 of the Subdivision and Land Development Ordinance to allow no sidewalk to be provided along the Maack Road subdivision frontage as part of this application contingent that the requirements of Section 418 of the Subdivision and Land Development Ordinance be satisfied as part of the Wineberry Estates application. Mrs. Alexis seconded the motion. The motion carried unanimously.

There was a review of Maack Residential LP subdivision preliminary plan dated December 12, 2005 in accordance with Township Engineer letter dated December 22, 2005, Traffic Engineer letter dated January 10, 2006 and Township Planner letter dated January 4, 2006

#### **4. MAACK RESIDENTIAL, LP (WINEBERRY ESTATES)**

Mr. Glenn Kelczewski of Conver and Smith Engineering, Inc. and legal counsel for Gambone Development Group, and Michael Gambone of Gambone Development Group were present.

Mr. Kelczewski noted that a meeting would be held with Mr. John Yurick of McMahon Associates, Inc. and Mr. Brady Flaharty of ARRO Consulting, Inc. to discuss traffic issues.

The Planning Commission is satisfied with the traffic issue status of the Wineberry Estates plan at this time.

#### **5. THE ENCLAVE AT ELLIS WOODS**

Mrs. Wendy Manley was present.

There was a review of The Enclave at Ellis Woods subdivision and land development sketch plan last revised November 22, 2005 in accordance with Traffic Engineer letter dated January 4, 2006, Township Planner letter dated December 20, 2005 and Township Engineer letter dated December 15, 2005.

The applicant's Traffic Engineer will consult with the Township Traffic Engineer regarding traffic issues at the Enclave at Ellis Woods. The applicant noted they would request a waiver regarding the four-foot paved shoulder as mentioned in Item 4 of the Township Traffic Engineer letter dated January 4, 2006.

The applicant is to show the Woodcrest Estates I development on their plan. The applicant plans to request a waiver from Section 303.3.A(11) of the Subdivision and Land Development Ordinance.

## **6. YORGEY SUBDIVISION**

Mr. Woessner moved to recommend preliminary plan approval of the Yorgey Subdivision in accordance with draft resolution dated January 11, 2006 as amended. Mr. Kolb seconded the motion. The motion carried unanimously. Amendments being altering Item 3 to read "With regard to the ultimate right-of-way line along Bethel Church Road on the west side of Lot 2 near the intersection, the line shall be shifted approximately 5' east for compliance with the sketch attached to the October 20, 2005 waiver consideration letter prepared by ARRO Consulting, Inc. addressed to the East Coventry Township Manager that was referenced as a condition of waiver approvals"; add Item 9 to read 'The applicant shall verify that soil boundary lines are correctly delineated, and shall make adjustments to net lot area as may be necessitated by the potential adjustment of soil boundary lines.

## **ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION**

Mr. Kolb moved to appoint the present officers to another 1-year term. Mr. Parson seconded the motion. The motion carried unanimously. Mr. Harold Kulp to Chairman, Mr. Walter Woessner to Vice Chairman and Ms. Bonnie L. Frisco to Secretary.

Mr. Atlee Rinehart noted the concerns of Mr. and Mrs. James Taphorn of 82 Pheasant Lane regarding Ivywood Estates. Mr. Rinehart requested the residents be notified when Ivywood Estates is going to be discussed.

Mr. Preston noted concerns of basins and West Nile virus.

Mr. Woessner noted the annual report for the Planning Commission for 2005 was in the packets. Mr. Woessner will clean up the report for approval at the next monthly meeting.

Mr. Woessner noted he is preparing a list of Zoning/Subdivision and Land Development Ordinance changes for use at the January 30, 2006 Zoning Meeting and the February 2, 2006 workshop meeting. Mr. Woessner extended an invite to the Planning Commission to attend the January 30, 2006 Zoning Meeting at 7:00 p.m.

Mr. Kulp noted a winter planning session to take place at the West Goshen Township Building on February 18, 2006.

**ADJOURNMENT**

Mr. Woessner moved to adjourn the monthly meeting at 8:50 p.m. Mrs. Alexis seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco  
Secretary